



STAFF REPORT ACTION REQUIRED

Front Yard Parking Appeal for a Second Vehicle – 21 Normanna Avenue

Date:	June 1, 2009
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	St. Paul's – Ward 21
Reference Number:	Te09058te.row

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the owner of 21 Normanna Avenue for front yard parking for a second vehicle. We do not recommend approval for front yard parking for a second vehicle at this location because it does not meet the requirements of the City of Toronto Municipal Code Chapter 918. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for front yard parking for a second vehicle at 21 Normanna Avenue.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

The property owner of 21 Normanna Avenue, a single family detached home with a mutual driveway, inquired about the feasibility of licensing a second front yard parking

space at this location. The applicant was advised that the property was not eligible for front yard parking of a second vehicle because the regulations of the City of Toronto Municipal Code Chapter 918 do not permit the licensing of more than one vehicle. The applicant subsequently submitted an appeal requesting further consideration of this proposal.

The proposal for front yard parking for a second vehicle is shown on Appendix 'A', the property data map is shown on Appendix 'B', a digital photo of the property is shown on Appendix 'C' and the applicant's landscape proposal is shown on Appendix 'D'.

COMMENTS

Applicable regulations

Front yard parking is governed by the criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards. The Code does not permit the General Manager to accept an application for a second front yard parking space. The relevant provisions include:

- limit the number of vehicles that can be licensed to one;
- minimum parking space requirement of 2.2 m in width by 5.3 m in length;
- a minimum of 50% of the City boulevard fronting the property must be landscaped open space, of which 75% must be maintained as soft landscaping;
- a minimum of 50% of the front yard on private property must be landscaped open space, of which 75% must be maintained as soft landscaping; and
- a formal poll be conducted to determine whether there is neighbourhood support for the application and that such poll has a favourable result.

Reasons for not approving

The property does not meet the above criteria for the following reasons:

- the application is for a second vehicle;
- the minimum parking space requirement of 2.2 m in width by 5.3 m in length cannot be met; the maximum space that can be accommodated is 2.2 m in width by 4.3 m in length;
- the landscaped open space cannot be provided on the City boulevard;
- the landscaped open space cannot be provided on private; and
- the poll did not meet the minimum 50% response rate of eligible voters.

Poll results

A poll was conducted in accordance with the City of Toronto Municipal Code Chapter 918-14. The area polled comprised both sides of Normanna Avenue from 14 to 20 on the even side, including 59 Atlas Avenue, and from 1 to 21 Normanna Avenue on the odd side, including 57 Atlas Avenue and 196 Arlington Avenue. The deadline for receiving the ballots was May 6, 2009.

Total owners/tenants/residents polled	39	-----
Returned by post office	0	-----
Total eligible voters (total polled minus returned by post office)	39	100%
No reply	20	51%
Total ballots received (response rate)	19	49%
In favour of parking (of ballots received)	10	53%
Opposed to parking (of ballots received)	8	42%
Spoiled ballots	1	5%

The Code states that a poll will be considered valid when at least 50% of the ballots mailed out have been returned. This poll did not meet the minimum response rate and therefore the poll is deemed to be a negative poll.

Other factors

Permit parking on Normanna Avenue is authorized on the odd side, within permit parking area 13G. There is one on-street parking permit registered to this address.

Total number of parking permits in area 13G	445	Total permits issued as of March 31, 2009	351
Permits available	94	% of permits allocated	79%

Total number of permit parking spaces on Normanna Avenue, between Atlas Avenue and Arlington Avenue	6	Total permits issued to residents as of March 31, 2009	6
Permits available	0	% of permits allocated	100%

Ramping is not required as there is an existing ramp that services the existing licensed spot and will service the proposed parking spot as well, therefore, on-street permit parking is not affected.

On this portion of Normanna Avenue, between Atlas Avenue and Arlington Avenue, there are eleven properties licensed for front yard parking.

There is a tree in the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for an additional tree at this location.

In accordance with the requirements, a review by Toronto Water has revealed that two downspouts at this property have been disconnected by the property owner.

Alternate recommendations

While the property is not eligible for front yard parking because it does not meet the above-noted requirements of the Municipal Code, the property does meet the other physical requirements of the Code, (i.e., setback).

Should Community Council decide to grant the appeal for front yard parking at 21 Normanna Avenue, it could recommend that:

1. the parking area for the second parking space not exceed 2.2 m by 4.3 m in dimension;
2. the applicant remove the existing gravel and pave the parking area with semi-permeable paving materials;
3. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D', to the satisfaction of the General Manager of Transportation Services; and
4. the applicant pay all applicable fees and comply with all other criteria set out in the City of Toronto Municipal Code Chapter 918, Parking on Residential Front Yards and Boulevards.

CONTACT

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SIGNATURE

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ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' – photo
Appendix 'D' - applicant's landscape proposal

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